

Sutton St Nicholas Parish Council 6 March 2017

Proposed telecommunications base station – alternative sites

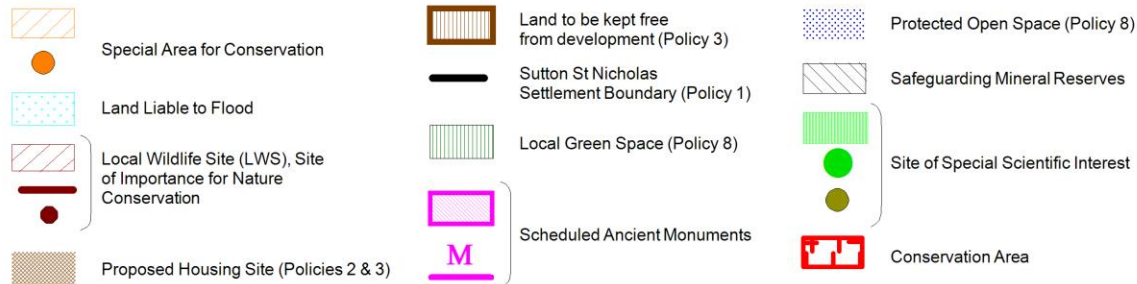
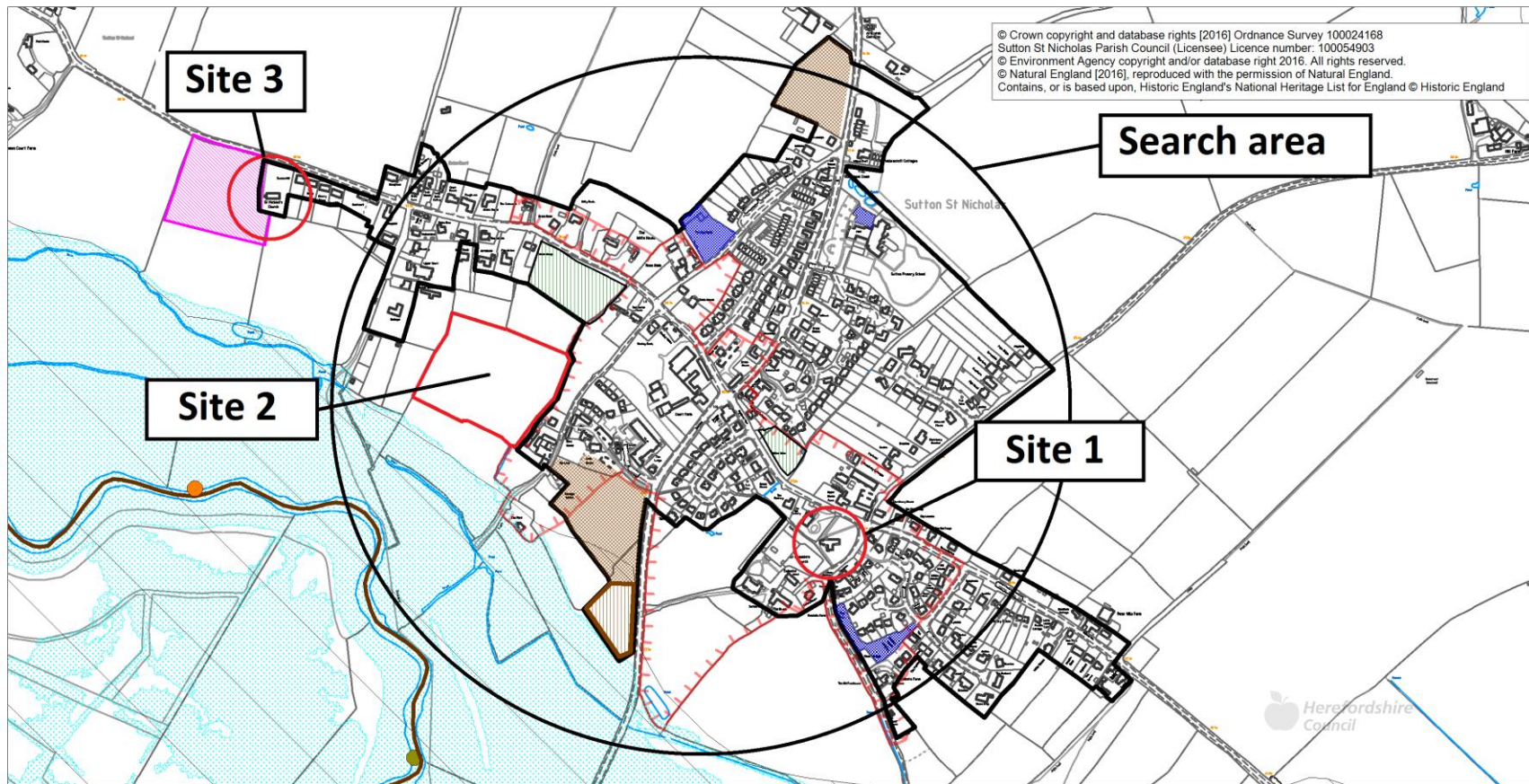
1. Following the Parish Council's objection to the proposed site at the sewerage works, the agent (Clarke Telecom) has asked for any alternative sites to be notified to them. Clarke Telecom wish to work with the Parish Council to identify an alternative site location.
2. The Parish Council has commissioned DJN Planning Ltd. to advise them on alternative sites.
3. The table below sets out the alternative locations which have been identified. Some of the sites listed have already been considered in Clarke Telecom's original site search, prior to the sewerage works being selected. They have been included here where further assessment of their availability and site provider interest indicates potential.
4. The sites are marked on the two Neighbourhood Development Plan Policies Maps, for the village and the parish, which are included at the end of the report. Sites are shown diagrammatically, save for site 2 for which site boundaries are marked.
5. The original site search was conducted with reference to a defined search area around the village. The search area is plotted on the Maps. The table deals with sites within the search area first, followed by those falling outside.
6. All sites will require technical assessment by Clarke Telecom to establish operational suitability.
7. All sites are known to be available for the proposed base station except for site 4. Given the location of site 4 outside the search area, it would be appropriate to assess its technical suitability prior to making enquiries of the site provider.
8. Subject to the views of the Parish Council, it is recommended that the sites listed in the table be passed to Clarke Telecom for their further consideration.

DJ Nicholson · DJN Planning Ltd
February 2017

Proposed telecommunications base station – alternative sites for consideration

Ref	Site name	Previously assessed by agent?	Available?	Within search area?	Planning factors	Comments
1	Church of St. Nicholas.	✓ (Option D1)	✓	✓	The Church is a grade II* listed building with a grade II monument and a grade II cross in the churchyard. Within Sutton Conservation Area and the settlement boundary.	Previous discussions with the churchwarden led to this option being discounted on technical grounds but there remains potential for a ground mounted base station if this could be sensitively and appropriately provided with respect to the heritage constraints. The site is centrally located within the search area, with potential for good coverage, and is available.
2	Land to the west of The Lane	✓ (Option D8 in part)	✓	✓	Greenfield land outside but adjacent to the settlement boundary. The site also adjoins the Sutton Conservation Area. There are grade II listed buildings at Lane Farmhouse to the east (the farmhouse, barn and granary). A public right of way, footpath ST3, crosses the northern edge of the site.	This is a field of 2.2 ha, previously discounted as part of the larger option area D8 on availability grounds. However, the site is now available for consideration. It has a similar relationship with the village as the sewerage works site. Suitable locations for the base station within the field would need to be technically assessed, and their availability and access arrangements confirmed through discussions between the landowner and the agent. Overall, the site offers good potential for a base station to integrate well in the landscape due to existing trees and hedgerows on the perimeter and the generally secluded position.

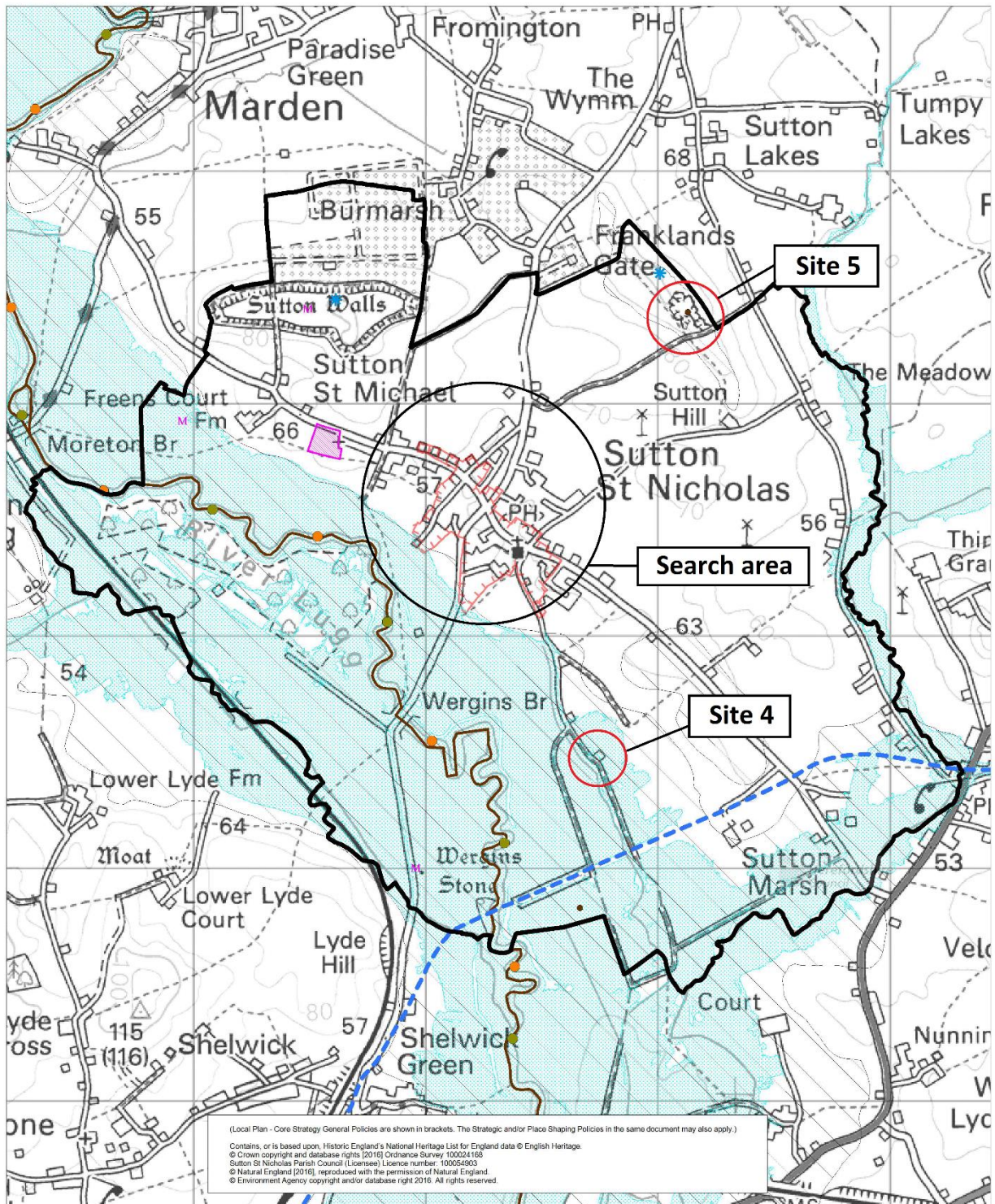
Ref	Site name	Previously assessed by agent?	Available?	Within search area?	Planning factors	Comments
3	Church of St. Michael.	✓ (Option D9)	✓	✗ (225m to west of edge of search area)	The Church is a grade II* listed building. Sutton St Michael deserted medieval village, a scheduled ancient monument, lies immediately to the west.	Previous discussions with the churchwarden led to this option being discounted as technically unsuitable. The site is outside the search area and there are coverage concerns, but it remains available if a technical solution could be delivered within the heritage constraints. As with St. Nicholas (site 1), a ground mounted base station would be required.
4	National Grid Sutton St Nicholas PRS (Pressure Reduction Station)	✗	To be confirmed – availability not known at this stage.	✗ (770m to south- east of edge of search area)	Situated within open countryside. Land liable to flood.	Site appears to have sufficient space to accommodate a base station on the footprint of that proposed at the sewerage works. Low-lying and accessed via track from end of the Rhea. Existing trees and hedgerows would aid integration.
5	Land at the Quarry, Sutton Hill	✗	✓	✗ (770m to north-east of edge of search area)	Former quarry within open countryside. Local Geological Site and Local Wildlife Site. A public bridleway (MR41) runs alongside the southern boundary.	Elevated site in the local landscape which has recognised wildlife and geological interest. Accessible via track from Wyatt Road to the east. The existing tree and shrub planting would potentially help compensate for any visibility concerns arising from its situation.



Sutton St Nicholas Village Policies Map

Scale 1:7,000
at A4 size





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|--|---|
| Land Liable to Flood (SD3) | Local Wildlife Site (LWS), Site of Importance for Nature Conservation (LD2) |
| Scheduled Ancient Monuments (LD4) | Neighbourhood Area |
| Safeguarding Mineral Reserves | Local Geological Sites (LD2) |
| Site of Special Scientific Interest (LD2, SD4) | Special Area for Conservation (LD3, SD3, SD4) |
| | Conservation Area (LD4) |
| | Herefordshire and Gloucestershire Canal (E4, LD4) |

Sutton St Nicholas Policies Map

Scale 1: 15,000
at A3 size

